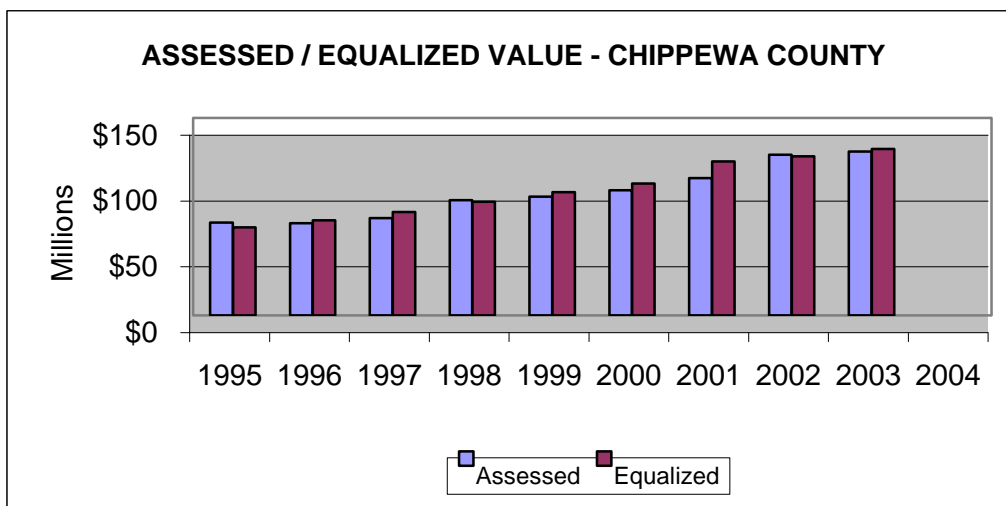
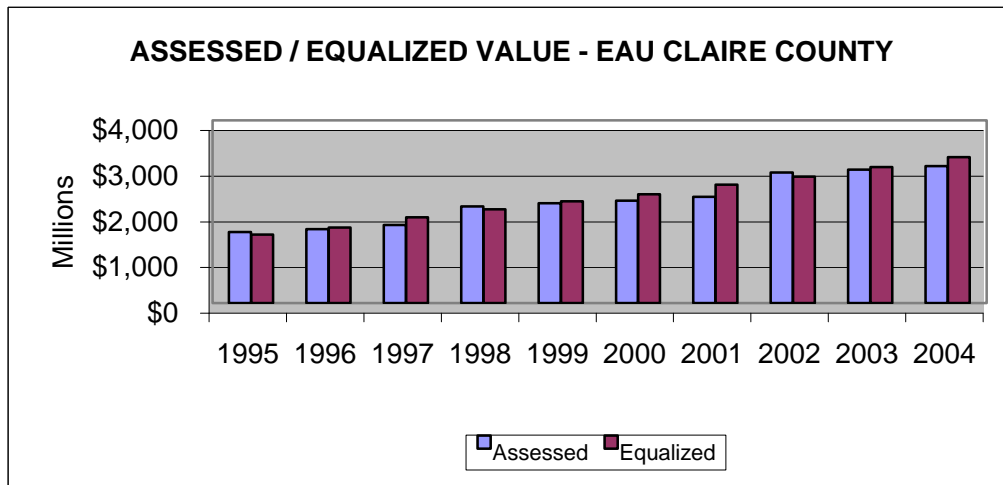


CITY OF EAU CLAIRE

**TABLE 12 - ASSESSED AND EQUALIZED VALUE
OF TAXABLE PROPERTY BY COUNTY**
Last Ten Fiscal Years
(Dollars in Thousands)

PORTION OF CITY IN:	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
EAU CLAIRE COUNTY										
Assessed value	\$1,552,544	\$1,619,510	\$1,709,671	\$2,117,731	\$2,187,453	\$2,240,430	\$2,325,108	\$2,859,598	\$2,924,407	\$3,000,387
Equalized value	1,496,923	1,650,842	1,880,032	2,054,047	2,227,487	2,380,504	2,590,133	2,768,468	2,978,826	3,192,926
Ratio of assessment	103.72%	98.10%	90.94%	103.10%	98.20%	94.12%	89.77%	103.29%	98.17%	93.97%
CHIPPEWA COUNTY										
Assessed value	\$70,497	\$70,137	\$73,945	\$87,604	\$90,157	\$95,012	\$104,200	\$122,097	\$124,549	\$128,143
Equalized value	66,752	72,110	78,404	86,203	93,568	100,069	116,841	120,827	126,537	137,635
Ratio of assessment	105.61%	97.26%	94.31%	101.63%	96.35%	94.95%	89.18%	101.05%	98.43%	93.10%



NOTE: Property values shown are established at January 1 of the year preceding the fiscal years listed. They are the basis of the taxes collected and applied to the fiscal year. Values are for both Eau Claire and Chippewa Counties. Tax incremental districts have been included.